# \$399,900 - 301, 150 Shawnee Square Sw, Calgary

MLS® #A2213302

### \$399,900

2 Bedroom, 2.00 Bathroom, 791 sqft Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

PRICE REDUCED. 2 BEDS | 2 BATHS | WEST FACING | PRIVATE BALCONY | NEARBY ELEMENTARY, JUNIOR HIGH & HIGH SCHOOL | ESTABLISHED RETAIL AMENITIES | PARK, PLAYGROUND AND MUCH MORE. You will love this condo. Walking in, it's modern and bright with big windows, 9 ft ceilings, vinyl plank flooring and open concept. The kitchen has everything you will need to enjoy cooking, SS appliances, quartz counters, an island with a seating area and plenty of cabinet and counter space. The 2 bdrms are on opposite sides, with the primary being spacious enough to fit your king-size bed, 3-piece ensuite with quartz counter, and walk-in closet. The other bdrm is also a good size and another 4-piece bath with guartz counter and soaking tub. The covered balcony is spacious and makes it easy to enjoy a coffee and BBQ's. You'll have access to a titled underground parking stall and storage unit. The condo is close to Fish Creek Provincial Park (IDEAL FOR WALKS, JOGGING, OUTDOOR RECREATION), Canyon Meadows C-train station, and EB at Fish Creek-Lacombe Station. Playgrounds, St. Mary's University, and Shawnessy Shopping Centre. Macleod Trail is easily accessible. This is a great investment, or a first-time home; it's a win-win.







Built in 2022

#### **Essential Information**

MLS® # A2213302 Price \$399,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 791

Acres 0.00 Year Built 2022

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 301, 150 Shawnee Square Sw

Subdivision Shawnee Slopes

City Calgary
County Calgary
Province Alberta
Postal Code T2Y0T6

#### **Amenities**

Amenities Other, Trash, Visitor Parking

Parking Spaces 1

Parking Stall, Underground, Titled

#### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Baseboard

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony, Courtyard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed May 5th, 2025

Days on Market 43

Zoning DC

# **Listing Details**

Listing Office One Percent Realty

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